

# 240 St Attracta Road, Cabra, Dublin 7



Property Team Lappin Estates take great pleasure in presenting 240 St Attracta Road to the market. This spacious mid terrace 2-bedroom residence has been lovingly restored and refurbished combining period charm with the conveniences of contemporary living. This fine home extends to approximately 900sq ft and enjoys an open living space with sunny aspects flooding the interior with natural light throughout the day. Situated in a mature part of East Cabra, minutes from Phibsboro, close to schools, shops, DIT Grangegorman and with excellent links to public transport including LUAS Cross City this beautifully presented home is sure to be snapped up!!!

#### ACCOMMODATION:

<b>Hallway</b>	3.50m x 1.20m	Tiled floor.
<b>Living room</b>	3.50m x 7.00m	With modern tiled flooring and built in storage units.
<b>Kitchen</b>	4.28m x 2.92m	Recently fitted modern fully fitted kitchen with tiled splashback & tiled floor. Door to rear garden.
<b>Bathroom</b>	1.90m x 0.84m	Fully fitted fully wet room with pump shower.
<b>Bedroom 1</b>	4.25m x 3.40m	With laminated timber flooring.
<b>Bedroom 2</b>	3.54m x 3.40m	With built in wardrobes & laminated timber flooring.
<b>Outside</b>		South facing walled garden with purpose built shed. Cobble lock drive in to front.

#### Some Features:

- Double glazed windows
- Re-plastered
- New heating
- Excellent condition throughout
- South facing garden
- BER C3
- Minutes from city centre
- Drive into front
- Insulated
- Re-plumbed
- Good for investors
- Close to LUAS



#### Gross Internal Floor Area:

c. 83.6 sq.m (c. 900 sq.ft.)

#### Viewing:

By appointment with Property Team Lappin Estates

#### Negotiator:

Paul Lappin MIPAV TRV MMCEPI

**Price Region:** €295,000

**B.E.R.:** BER C3

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#### Negotiators

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